

RECEIVED
LAND DEVELOPMENT COUNTER



NOV 10 2009

LOUDOUN COUNTY
LAND DEVELOPMENT APPLICATION
BUILDING & DEVELOPMENT

- (1) This application form must be filled out in its entirety.
(2) An incomplete application form will result in rejection of the application prior to checklist review.
(3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
(4) Do not write in shaded areas.
(5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION <input checked="" type="checkbox"/> 1972 Zoning Ordinance <input type="checkbox"/> 1993 Zoning Ordinance <input type="checkbox"/> Revised 1993 Zoning Ordinance		Application number Assigned _____ Fee/Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____			
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)					
Total Number of Cross-Sections (FPAL Type II & FPST)					
Project Name: Steeplechase Sportsplex, LLC (Rezoning from 1972 Z.O. to the Revised 1993 Z.O.)		Subdivision Name (if different from project name): Steeplechase Subdivision Section: 2 Lot Numbers: 12A			
Description of Proposed Project: Rezoning (ZMAP/ZRTD) of one parcel along Atlantic Boulevard from the 1972 PD-IP zoning district to the Revised 1993 PD-IP zoning district.					
Number and Types of Proposed Lots:		PROPOSED RESIDENTIAL UNITS (This section is to be completed for <u>all</u> residential applications):			
Residential	N/A		Total Units	Quantity Affordable	Quantity Elderly
Non-Residential	N/A	Detached			
Conservancy	N/A	Semi-Detached			
Open Space	N/A	Townhouse			
Other (specify type)	N/A	Multi-family			
		Other (specify)			
Total Lots		Total	N/A	N/A	N/A
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE (This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type(s) in the appropriate category and the total applications square footage for the category):					
Category	Description of Use	Square Footage			
Ag-Residential					
Sales & Service					
Office					
Industrial					
Gov't., Utilities & Public Service					
Recreation & Special Interests					
Transportation & Communications					
Education & Training					
Other (specify)					
Total Square Footage		N/A			
PROJECT LOCATION					
Property Address: 21610 Atlantic Boulevard Sterling, Virginia 20166	Property Location: East of Atlantic Boulevard, south of Severn Way, and west of the Peace Plantation residential subdivision in the Steeplechase Industrial Park, Section 2.			Adjacent Roads Atlantic Boulevard	
ELECTION DISTRICT(s):	Potomac				
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION					
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres	Zoning Status Existing Proposed		
80-20, Lot 12 / MCPI 031-46-0125	PD-IP	13.98	PD-IP (1972)	PD-IP (1993)	

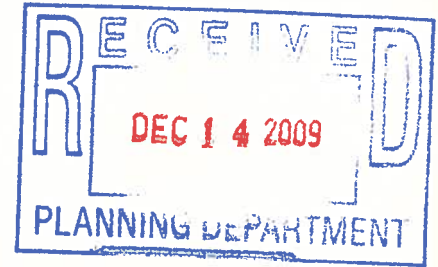
SURROUNDING LAND USES AND ZONING			
List all surrounding land uses and zoning districts adjacent to the property, including those across roads.			
LAND USE		ZONING	
NORTH	Vacant/Warehouses	PD-IP	
SOUTH	Vacant/Warehouses	PD-IP	
EAST	Residential	PDH-6	
WEST	Vacant	PD-IP	
APPLICANT(S)			
Company Name	Steeplechase Sportsplex, LLC	Company Name	
Name of Person & Title	Barry Gudelsky	Name of Person & Title	
Mailing Address	12071B Tech Road	Mailing Address	
City, State, Zip Code	Silver Spring, MD 20904	City, State, Zip Code	
Daytime Telephone	(301) 622-5272	Daytime Telephone	
E-mail Address	bgudelsky@comcast.net	E-mail Address	
Correspondent?	Yes No X	Correspondent?	Yes No
PROPERTY OWNER(S)			
Company Name	Steeplechase Sportsplex, LLC	Company Name	
Name of Person & Title	Barry Gudelsky	Name of Person & Title	
Mailing Address	12071B Tech Road	Mailing Address	
City, State, Zip Code	Silver Spring, MD 20904	City, State, Zip Code	
Daytime Telephone	(301) 622-5272	Daytime Telephone	
E-mail Address	bgudelsky@comcast.net	E-mail Address	
Correspondent?	Yes No X	Correspondent?	Yes No
REPRESENTATIVE(S)			
Company Name	Walsh, Colucci, Lubeley, Emrich & Walsh, PC	Company Name	
Name of Person & Title	Andrew A. Painter, Esq.	Name of Person & Title	
Mailing Address	One East Market Street	Mailing Address	
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	
Daytime Telephone	(703) 737-3633	Daytime Telephone	
E-mail Address	apainter@ldn.thelandlawyers.com	E-mail Address	
Correspondent?	Yes X No	Correspondent?	Yes No
CERTIFICATIONS			
APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out and I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.			
Barry Gudelsky, Managing Member Printed Name of Applicant  11/9/09 Signature of Applicant Date		Printed Name of Applicant Signature of Applicant Date	
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.			
Barry Gudelsky, Managing Member Printed Name of Owner  11/9/09 Signature of Property Owner Date		Printed Name of Owner Signature of Property Owner Date	



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Andrew A. Painter, Esq.
Loudoun County Office
(571) 209-5775
apainter@ldn.thelandlawyers.com

December 14, 2009



Via Hand Delivery

Ms. Ginni Van Horn
Land Use Review Planner
Loudoun County Department of Planning
1 Harrison Street, S.E., Third Floor
Leesburg, Virginia 20177

**Re: Gudelsky/Dulles Sportsplex Zoning Map Amendment Route 28 Tax District
("ZMAP/ZRTD") Revised Submittals (Tax Map #80-20, Lot 12; MCPI #031-
46-0125)**

Dear Ginni:

On behalf of the **Steeplechase Sportsplex, LLC**, Applicant and owner of the above-referenced parcel, please find enclosed eight revised plat sets which include revised property ownership information per your December 8, 2009, email correspondence with Bill Keefe of my office.

While Note 10 on the Sheet 1 of the plat set includes information concerning yards and setbacks (per requirement G of the ZMAP/ZRTD Checklist), we were unable to locate any checklist requirement necessitating the inclusion of building and parking setbacks from the north parcel line on the Concept Plan for purposes of checklist review. Accordingly, I have included this information with hand written notes on the enclosed prints so as to avoid the expense of reprinting the prints. The Applicant hopes this does not delay official acceptance of the application.

Thank you very much for your time and assistance in this matter and for making the zoning conversion process more user-friendly for this Applicant. Please feel free to contact me directly if you have any questions or comments.

Sincerely,

WALSH, COLUCCI, LUBELEY,
EMRICH & WALSH, P.C.



Andrew A. Painter

Enclosures, as stated

cc: Mr. Barry Gudelsky, Steeplechase Sportsplex, LLC
Mr. Mitchell Rosenfeld, Esq.
Mr. Joshua A. Elkins, Bowman Consulting
Mr. William J. Keefe, AICP, WCLEW

L0186532.DOC

ZMAP/ZRTD

ZONING MAP AMENDMENT APPLICATION Conversion to Current Zoning Ordinance

Checklist of Minimum Requirements

Loudoun County Zoning Ordinance Section 6-1203(A):

Pre-Application Conference. Prior to filing an application, an applicant shall meet with the Director of Planning and discuss the intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning using the application form found on the County's web site and shall be accompanied by sketch maps of the site, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County.

LOUDOUN COUNTY DEPARTMENT OF PLANNING

1 Harrison Street, S.E., 3rd Floor, Leesburg, VA 20175

(703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATION CONVERSION TO CURRENT ZONING ORDINANCE (ZMAP/ZRTD)

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Steeplechase Sportsplex, LLC (Rezoning from 1972 Z.O. to the Revised 1993 Z.O.)

Proposed Use: Sportsplex; rezoning of one parcel to the Revised 1993 PD-IP zoning district

Project Location: East of Atlantic Boulevard, south of Severn Way, and west of the Peace Plantation residential
ubdivision in the Steeplechase Industrial Park, Section 2.

Tax Map #(s): 80-20, Lot 12 Parcel #(s): 031-46-0125

Parcel Owner(s): Steeplechase Sportsplex, LLC Telephone No.: (301) 622-5272

Applicant/Authorized Agent: Andrew Painter Telephone No.: (571) 209-5775

Engineer/Surveyor: Joshua Elkins, Bowman Consulting Telephone No.: (703) 443-2400

Attorney: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C./ Telephone No.: (703) 737-3633

Signature of Person Completing Checklist:  Date: 11/10/2009

APPLICANT RESPONSIBILITIES.

The applicant must complete all of the information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. **Should the applicant not provide corrected information within 30 calendar days of being notified of the deficiencies, the fee and materials will be returned to the applicant and the case will be rejected.**

All required forms are available in the Department of Planning except as otherwise noted.

	SUBMITTED		
	YES	NO	N/A
A. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following: 1. Applicant's name and address and ownership interest in the subject property. 2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application. 3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan. 4. The tax map number and PIN number.	X		
B. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. <i>(A certificate of payment of taxes is available from the Treasurer's Office or online.¹)</i>	X		
C. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	X		
D. <u>RECORD OF PRE-APPLICATION CONFERENCE.</u> Provide a copy of the documentation provided at the Conference or the waiver letter in the event the Director has waived the conference per Article 6-1203.	X		
E. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	X		
F. <u>CONCEPT DEVELOPMENT PLAN.</u> Provide 3 copies of a land use plan map identifying: 1. The boundaries and acreage of the project and any lots or land bays within the project area; (If an existing/proposed zoning district line does not follow roads, waterways, or property lines, a metes and bounds description or bearing and distance of the district boundary is required. ²) 2. Existing entrances to adjacent roads and the road network within 600 feet of the project; 3. The Zoning District boundary lines and project land area within each zoning district; 4. Footprints and floor area of existing buildings and uses; 5. Planned land use designation applicable to the property; and 6. Applicant and Land Owner's names and signatures.	X		

1. See www.loudoun.gov Real Estate Tax, Assessment and Parcel Database


	SUBMITTED		
	YES	NO	N/A
G. <u>YARDS AND SETBACKS</u> . Provide note on the Concept Plan stating Ordinance section dictating yards and setbacks or put in proffer statement.	X		
H. <u>GENERALIZED TRAFFIC STATEMENT</u> . (Route 28 Highway Improvement Tax District) ²	X		
I. <u>MAILING LABELS</u> . The applicant must submit two (2) sets of pre-printed address/mailing labels with addresses of all adjacent property owners.	X		

². Information available from the Office of Transportation Services.

CERTIFICATION OF APPLICATION SUBMISSION

I hereby certify that the above stated information is included in the attached zoning map amendment application and accompanying materials.

APPLICANT SIGNATURE



DATE

11/10/2009

In addition to the required checklist items, a written project summary or statement of justification is requested to include:

1. The present and proposed zoning classification and use of the subject property and adjacent land.
2. The planned use designation of the property and adjacent land as contained in The Comprehensive Plan and taxing district, if applicable.
3. Justification describing the proposed development's compliance with The Comprehensive Plan.



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Andrew A. Painter, Esq.
Loudoun County Office
(571) 209-5775
apainter@ldn.thelandlawyers.com

November 10, 2009

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LAND DEVELOPMENT COUNTER

NOV 10 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

Via Hand Delivery

Mr. John Merrithew, Chief
Land Use Review Division
Loudoun County Department of Planning
1 Harrison Street, S.E., Third Floor
Leesburg, Virginia 20177

Re: Zoning Map Amendment Route 28 Tax District ("ZMAP/ZRTD") to convert from the 1972 PD-IP Zoning District to the Revised 1993 PD-IP Zoning District for the Dulles Sportsplex (Tax Map #80-20, Lot 12; MCPI #031-46-0125)

Dear Mr. Merrithew:

On behalf of the **Steeplechase Sportsplex, LLC**, Applicant and owner of the above-referenced parcel, please find enclosed the following materials regarding the above referenced Zoning Map Amendment/Zoning Route 28 Tax District ("ZMAP/ZRTD") request:

1. One original Land Development Application Form with appropriate signatures;
2. One original ZMAP/ZRTD Checklist with appropriate signatures;
3. One print-out from the Loudoun County Real Estate Tax, Assessment & Parcel Database confirming payment of taxes on the Subject Property;
5. One original executed Disclosure of Real Parties In Interest form;
6. One copy of the record from the December 11, 2007 Pre-Application Conference;
7. One application fee check in the amount of \$2,380.00, payable to the County of Loudoun;
8. Eight copies of the Statement of Justification;
9. Three copies of the Concept Development Plan, dated October 27, 2009 and prepared by Bowman Consulting;

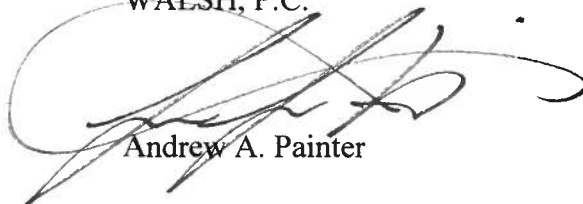
10. One generalized traffic statement prepared by Gorove/Slade Associates, Inc. and approved by the Board of Supervisors for submission with ZMAP/ZRTD applications on May 20, 2008; and
11. Two sets of mailing/address labels of all adjacent property owners.

To facilitate your review of the above-listed submittal items, an electronic copy of all submittal items is enclosed, as are individual electronic copies of the Concept Development Plan and Statement of Justification.

Thank you for your assistance, and please do not hesitate to contact me if I may be of assistance.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH &
WALSH, P.C.



Andrew A. Painter

Enclosures: As stated

cc: Mr. Barry Gudelsky, Steeplechase Sportsplex, LLC
Mr. Mitchell Rosenfeld, Esq.
Mr. Joshua A. Elkins, Bowman Consulting
Mr. William J. Keefe, AICP, WCLEW

Loudoun County Real Estate Tax, Assessment & Parcel Database

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Real Estate Assessment - 2009

Owner and Legal - Commercial

Map It

Recent Sales

Ta

PIN: 031-46-0125-000 Tax Map Number: /80//20////12/ Year: 2009	Property Address 21610 ATLANTIC BLVD STERLING VA 20166
Current Owner Name/Address ⓘ STEEPLECHASE SPORTSPLEX LLC c/o GUDELSKY HOLDING 12071B TECH RD SILVER SPRING MD20904	Current Description STEEPLECHASE S.2 L.12A 200304230046735 200304230046736 ESMT 200304090040460P BLA Acreage: 13.98
Land Book Owner As of Jan 1, 2009 STEEPLECHASE SPORTSPLEX LLC c/o GUDELSKY HOLDING 12071B TECH RD SILVER SPRING MD 20904	Land Book Description STEEPLECHASE S.2 L.12A 200304230046735 200304230046736 ESMT 200304090040460P BLA Acreage: 13.98

Sales Information/Group# 484

Recordation Date: 4/23/2003
 Sale Price: \$1,799,075
 Most recent Instrument ID: 200304230046735
 Deed Year: 2003

Total Parcel Assessment Information

As of Jan 1st:
 Land: \$2,172,500
 Improvement: \$8,613,000
 Fair Market Total: \$10,785,500
 Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: POTOMAC Election District: POTOMAC	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date

Structure Information #1

Year Built: 2004 Total Area: 70,005 Occupancy Code: REC Percent Improvement Complete Jan 1: 0	Address: 21610 ATLANTIC BLVD STERLING VA 20166
Primary Area Class: SPRT CMLX Construction: CL S PRENG Stories: 1.0 Story Height: 32	Area Square Feet Gross Building Area: 70,005 Perimeter: 1,194 Total Basement: 0 Finished Basement: 0

Building Exterior Walls-1: C.M.U. Walls-2: Roof Material: BUILT UP Roof Type: FLAT/SHED Foundation: CONCRETE		Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 9 Extra Sinks: 8 Urinals: 3 Other Fixtures: 0
Building Interior Walls: Floor: Ceiling:		Heat-AC Heating Type: FORCED HOT AIR Air Conditioning: YES Fuel Type: GAS
Misc. Improvements		Additions
Type	Sq Ft.	
STORAGE MEZZANINE	1,946	
OFFICE MEZZANINE	7,307	
Special Features Sprinkler Type: WET TO100K Sprinkler Area: 79,508 Elevator Type: HYDRAUPASS Elevator Number: 1 Elevator Capacity: 2,500 Pave Type: SHEDS Pave Area: 110,000		

Date of Query: 11/10/2009

Loudoun County Real Estate Tax, Assessment & Parcel Database

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Tax History - Commercial

[Map It](#)
[Recent Sales](#)
[Pay Taxes](#)
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Jan 1 2009 Owner: STEEPLECHASE SPORTSPLEX LLC

Current Owner: STEEPLECHASE SPORTSPLEX LLC

Tax Map Number: /80//20////12/

PIN: 031-46-0125-000

For details on total taxes paid, click on the applicable year. If UNPAID status indicated, click on applicable total amount now due, including late payment penalty, interest or other applicable fees.

Levy Year	Tax District	Supplement	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	1st Half Pay Status	2nd
2009	Regular		\$10,785,465	1.245	\$134,279.04	Fully Paid	
	Regular	Supplement	\$35	1.245	\$0.43	N/A	
	Route 28		\$10,785,465	0.18	\$19,413.84	Fully Paid	
	Route 28	Supplement	\$35	0.18	\$0.06	N/A	
2008	Regular		\$10,737,165	1.14	\$122,403.68	Fully Paid	Fu
	Route 28		\$10,737,165	0.2	\$21,474.33	Fully Paid	Fu
2007	Regular		\$10,233,400	0.917	\$93,840.28	Fully Paid	Fu
	Route 28		\$10,233,400	0.2	\$20,466.80	Fully Paid	Fu
	Fire/EMS		\$10,233,400	0.043	\$4,400.36	Fully Paid	Fu
2006	Regular		\$9,682,300	0.89	\$86,172.47	Fully Paid	Fu
	Route 28		\$9,682,300	0.2	\$19,364.60	Fully Paid	Fu
2005	Regular		\$8,475,100	1.04	\$88,141.04	Fully Paid	Fu
	Route 28		\$8,475,100	0.2	\$16,950.20	Fully Paid	Fu
2004	Regular		\$7,494,700	1.1075	\$83,003.80	Fully Paid	Fu
	Route 28		\$7,494,700	0.2	\$14,989.40	Fully Paid	Fu
2003	Regular		\$1,313,200	1.11	\$14,576.52	Fully Paid	Fu
	Route 28		\$1,313,200	0.2	\$2,626.40	Fully Paid	Fu
2002	Regular		\$1,313,200	1.05	\$13,788.60	Fully Paid	Fu
	Route 28		\$1,313,200	0.2	\$2,626.40	Fully Paid	Fu
2001	Regular		\$1,126,200	1.08	\$12,162.96	Fully Paid	Fu
	Route 28		\$1,126,200	0.2	\$2,252.40	Fully Paid	Fu
2000	Regular		\$939,200	1.08	\$10,143.36	Fully Paid	Fu
	Route 28		\$939,200	0.2	\$1,878.40	Fully Paid	Fu

I, Barry Gudelsky, do hereby state that I am an

 Applicant

☒ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZMAP 2009- & ZRTD 2009-

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE
 PROCEEDINGS**

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
031-46-0125	Steeplechase Sportsplex LLC	c/o Gudelsky Holding 12071B Tech Road Silver Spring, MD 20904	Applicant/Title Owner
	Bowman Consulting Group, Ltd.	101 South Street, SE Leesburg, VA 20175	Engineer/Agent
	Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	1 East Market Street, 3 rd Fl Leesburg, VA 20176	Attorneys/Planners/ Agent

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☒ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

LISTING OF INDIVIDUAL AGENTS

1. Steeplechase Sportsplex LLC

Barry L. Gudelsky
Irwin M. Gudelsky
Mitchel B. Rosenfeld
Shelley L. Burns
Gregory S. Elliott
Steven M. Gudelsky

2. Bowman Consulting Group, Ltd.

Mark W. Baker
Benjamin B. Rose
Patrick D. Quante

3. Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

J. Randall Minchew
Andrew Painter
Kimberlee Welsh Cummings
Christine Gleckner
William J. Keefe
Michael Romeo

If multiple copies of this page are provided please indicate Page 2 of 2 pages.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Steeplechase Sportsplex LLC

c/o Gudelsky Holding, 12071B Tech Road, Silver Spring, MD 20904

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
Barry L. Gudelsky, Managing Member	Irwin M. Gudelsky, Member

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Bowman Consulting Group, Ltd., 3863 Centerview Drive-Suite 300; Chantilly, VA 20151

Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Gary P. Bowman	Patrick D. Quante
Walt C. Sampsell III	Michael G. Bruen
Mark S. Stires	Donald J. Zdancewicz
Walt C. Sampsell, Jr.	Daren B. Tagg
Michael B. McCordic	David T. Frankenfield
Roy E. Waugh	Doug H. Wagner
Jacob Thomas Tanner	Robert A. Hickey
Justin G. Mahlmann	Charles E. Walls
John R. Lutostanski	Martin E. Crahan
Jeffrey A. Blair	Justin R. Troidl
Mark W. Baker	Justin C. Francis
Patricia A. Hollar	Michael P. Pointer
Piero V. Mellits	M. Scott Delgado
Matthew J. Tauscher	Charles E. Powell
Jamie E. (Packie) Crown	Michael J. Birkland

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

M. J. Wells & Associates, Inc., 1420 Spring Hill Road, Suite 600, McLean, VA 22102

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Robin L. Antonucci, Martin M. Barna,	Michael R. Pinkoske, Jr., Anne M. Randall,
Barbara J. Blackmore, Christopher L. Bowyer,	Lawrence E. Sefcik, Aaron M. Siddle,
Jennifer N. Carpenter, John F. Cavan,	Kevin D. Sitzman, Jorjean M. Stanton,
Maureen E. Cicciarelli, Winnie F. Dadzie,	Christopher Turnbull, Glenda D. Tyler,
Lorrie D'Amico-Branch, Sudeep Deshmukh,	James W. Watson, Martin J. Wells,
Ernest M. Eggleston, Kevin R. Fellin,	Joseph A. Winterer, Michael J. Workosky,
Melissa T. Hish, Admir Husadzinovic, Agan Husadzinovic, Majdeta Husadzinovic, William F. Johnson, Christopher L. Kabatt, Robert T. Kohler, Priyatham Konda, Maria C. Lashinger, Brian J. Leljedal, Jami L. Milanovich, Terence J. Miller, David A. Ohler, John P. Perez,	M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
1 E. Market Street, 3rd Floor, Leesburg, VA 20176

Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
David J. Bomgardner	E. Andrew Burcher
Thomas J. Colucci	Peter M. Dolan, Jr.
Jay du Von	Jerry K. Emrich
William A. Fogarty	John H. Foote
H. Mark Goetzman	Bryan H. Guidash
Michael D. Lubeley	J. Randall Minchew
M. Catharine Puskar	John E. Rinaldi
Lynne J. Strobel	Garth M. Wainman
Nan E. Walsh	Martin D. Walsh

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

___ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)

Check if applicable:

___ Additional Partnership information attached. See Attachment to Paragraph C-3.

4. ADDITIONAL INFORMATION

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

None

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).

None

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:



check one: ☒ Applicant or ☐ Applicant's Authorized Agent

Barry Gudelsky - MANAGING MEMBER

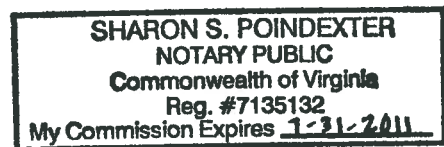
(Type or print first name, middle initial and last name and title of signee)

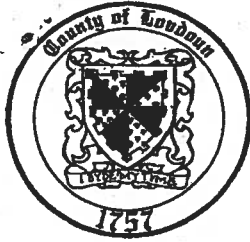
Subscribed and sworn before me this 9th day of November 2009, in the State/Commonwealth of Virginia, in the County/City of Loudoun.



Notary Public

My Commission Expires: July 31, 2011





Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2007-0124 Barry Gudelsky/Steeplechase Sportsplex, LLC Atlantic/Severn ('72 to 'R93)	SPEX 12/11/07 3:00pm
DATE OF CONFERENCE		

ATTENDANCE LISTING

NAME	AFFILIATION
JEFF RICKARD	BOWMAN CONSULTING
TOM O'DONNELL	" "
ANDREW PRINTER	WALSH COLUCCI
Barry Gudelsky	SteepleCHASE Sportsplex LLC
Stephen Gardner	Planning Department
Teresa Miller	B&D Zoning

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

Date:

Stephen Gardner

Dec 11, 2007

Application Fee: \$2,530



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2007-0124 Barry Gudelsky/Steeplechase Sportsplex, LLC	SPEX
DATE OF CONFERENCE	Atlantic/Severn ('72 to 'R93)	12/11/07 3:00pm

1. ISSUES RAISED BY THE APPLICANT

Conversion from 72 to Revised 93 as amended

Questions include: What criteria are considered per 6-1200
checklist requirements that may be waived
Process / time frame

Impact of 208C amendments

Drop-off / pick-up; parking requirements were discussed

Improved site with a recreation facility per SPEX 2002-0029.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Plan is generally supportive of a conversion

3. ZONING ISSUES DISCUSSED ___ 1972 ___ 1993 ___ Revised 1993 Zoning Ordinance

Use is permitted by the amendments
Parted at the 93 Ordinance requirements
No expansions proposed at this time

4. TRANSPORTATION ISSUES DISCUSSED

NA

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

Application may be submitted to other reviewing agencies
since the conversion from 72 to Revised 93 will
render the conditions (SPEX) void as the use is permitted
by-right under Revised 93. Conditions of SPEX 2002-002A
may be apply & should be considered. Retention of
concepts covered by SPEX conditions may be requested
in a Proffer Statement.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

120-days per Board resolution; inclusive of two
Public Hearings (DOS & PC)

Conference Coordinator:

Date:

Stephen R. Rasmussen

Dec 11, 2007

MCPI #031-46-0125
Steeplechase Sportsplex LLC
c/o Gudelsky Holding
12071 B Tech road
Silver Spring, MD 20904

MCPI #031-45-1206 & 031-35-7311
Orbital Sciences Corporation
21839 Atlantic Blvd
Sterling, VA 20166-6850

MCPI #031-46-6058-001
P S Properties LLC
430 S. Pickett Street
Alexandria, VA 22304-4706

MCPI #031-46-6058-004
Loudoun Gymnastics Center Inc.
21586 Atlantic Blvd, #130
Sterling, VA 20166-6857

MCPI #031-46-6058-007
Carpet & Floor Source LLC
3207 Cobb Hill Lane
Oakton, VA 22124-2204

MCPI #031-46-6058-010
Shafi, Liaquat A & Manzar J
R/S
10523 Trotter Drive
Hagerstown, MD 21742-9701

MCPI #031-46-6058-013
Hassanzadeh, Zia
5503 W. Ridge View Drive
Fairfax, VA 22030-4621

MCPI #031-46-6058-016
Ackbari, Frederick et al T/C
20816 Noble Terrace, #424
Sterling, VA 20165-8410

MCPI #031-46-6058-020
E P C VA 59 LLC
21598 Atlantic Blvd., #100
Sterling, VA 20166-6859

MCPI #031-46-6058-024
Dale & Gregory LLC
c/o I P M S
21592 Atlantic Blvd., Ste 110
Sterling, VA 20166-6858

MCPI #031-46-4706
Peace Plantation I Homeowners
Assn
12701 Fair Lakes Circle, Ste 200
Fairfax, VA 22033-4910

MCPI #031-45-4882
Atlantic Space LLC
7871 Belle Point Drive
Greenbelt, MD 20770-3350

MCPI #031-46-6058-002
Furniture Showroom LLC
21586 Atlantic Blvd, # 110
Sterling, VA 20166-6857

MCPI #031-46-6058-005
Gheyzazada, Ibrahim M &
Samira R/S
22540 Hillsboro Hunt Drive
Ashburn, VA 20148-6702

MCPI #031-46-6058-008
Hasan, Bazigha
1413 Wynhurst Lane
Vienna, VA 22182-1551

MCPI #031-46-6058-011
Haridi, Hazem M & Abeir
Kamel J/T
22802 Oakgrove Road
Sterling, VA 20166-4368

MCPI #031-46-6058-014
Ghaffari, Kamran & Arash
109 Fardale Street, SE
Vienna, VA 22180-6642

MCPI #031-46-6058-018
Champion LLC
12870 Williams Meadow Court
Herndon, VA 20171-2985

MCPI #031-46-6058-022
A S I Alpha Scientific
416 Hungerford Drive, Ste 200
Rockville, MD 20850-5110

MCPI #031-46-6058-025
One Construction Inc.
21598 Atlantic Blvd., Ste 110
Sterling, VA 20166-6859

MCPI #031-35-6086
21700 Atlantic Boulevard Investors
c/o Deloitte Tax LLP
PO Box 130156
Carlsbad, CA 92013-0156

MCPI #030-16-2734
Crown Real Properties LC
2000 Chain Bridge Road
Vienna, VA 22182-2531

MCPI #031-46-6058-003
W & R LLC
1100 W Church Road
Sterling, VA 20164-9303

MCPI #031-46-6058-006
Atbeau LLC
1427 Crowell Road
Vienna, VA 22182-1512

MCPI #031-46-6058-009
Reyes, Carlos A & Veronica L
R/S
501 Seneca Road
Great Falls, VA 22066-1135

MCPI #031-46-6058-012
Oshani, Manijeh & Hashem
Hamrah R/S
1092 Fairbank Street
Great Falls, VA 22066-1804

MCPI #031-46-6058-015
Ackbari, Ute Trustee
19226 Mill Site Place
Leesburg, VA 20176-6879

MCPI #031-46-6058-019
East Zhao LLC
East Enterprises Inc.
21592 Atlantic Blvd., Ste 150
Sterling, VA 20166-6858

MCPI #031-46-6058-023
Yozgat, Kamil
c/o Sky Marble and Granite Inc.
21592 Atlantic Blvd., Ste 120
Sterling, VA 20166-6858

MCPI #031-46-6058-026
S G C LLC
8453-H Tyco Road
Vienna, VA 22182-2209

MCPI #031-46-6058-027
Husky Properties LLC
6531 Williamsburg Blvd
Arlington, VA 22213-1328

MCPI #031-46-6058-028
Swadesh Foods LLC
12586 Atlantic Blvd., #135
Sterling, VA 20166

Peter S. Philbin, Registered
Agent for Peace Plantation HOA
Rees Broome, PC
8133 Leesburg Pike, 9th Floor
Vienna, VA 22182

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Vienna, VA 22182-2209

Peter S. Philbin, Registered
Agent for Peace Plantation HOA
Rees Broome, PC
8133 Leesburg Pike, 9th Floor
Vienna, VA 22182

Receipt of Payment

Page 1 of 1

Receipt Number : 090014035
Transaction Number : A000000006363
Payment Method: CHECK
Check Number: 1718



Date: 2009-11-16
Amount: \$2,380.00
Check Escrow Flag: N
Check Writer: STEEPLECHASE SPRT

Detail Information

2,380.00 ZRTD-2009-0003 TOTAL FEE